

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Kingfisher Enterprises LLC
270 Doug Baker Blvd., Suite 700-276
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty three thousand and 00/100 (\$53,000.00) Dollars, (the entire amount of which in the amount \$60,000.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jackie E. Kizziah, a married person, Betty J. Pettit, a married person, and Billy R. Kizziah, a married person (herein referred to as grantors) do grant, bargain, sell and convey unto Kingfisher Enterprises, LLC(herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 24, according to the Survey of Douglas Meadows, a Residential Subdivision, as recorded in Map Book 15, Page 80, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of any of the grantors, all married persons, nor of their spouses.

Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 12, 2013

Betty J. Pettit (SEAL)
Betty J. Pettit

Jackie E. Kizziah (SEAL)
Jackie E. Kizziah

_____ (SEAL)

Billy R. Kizziah (SEAL)
Billy R. Kizziah

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jackie E. Kizziah, a married person, Betty J. Pettit, a married person, and Billy R. Kizziah, a married person, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day first written above.

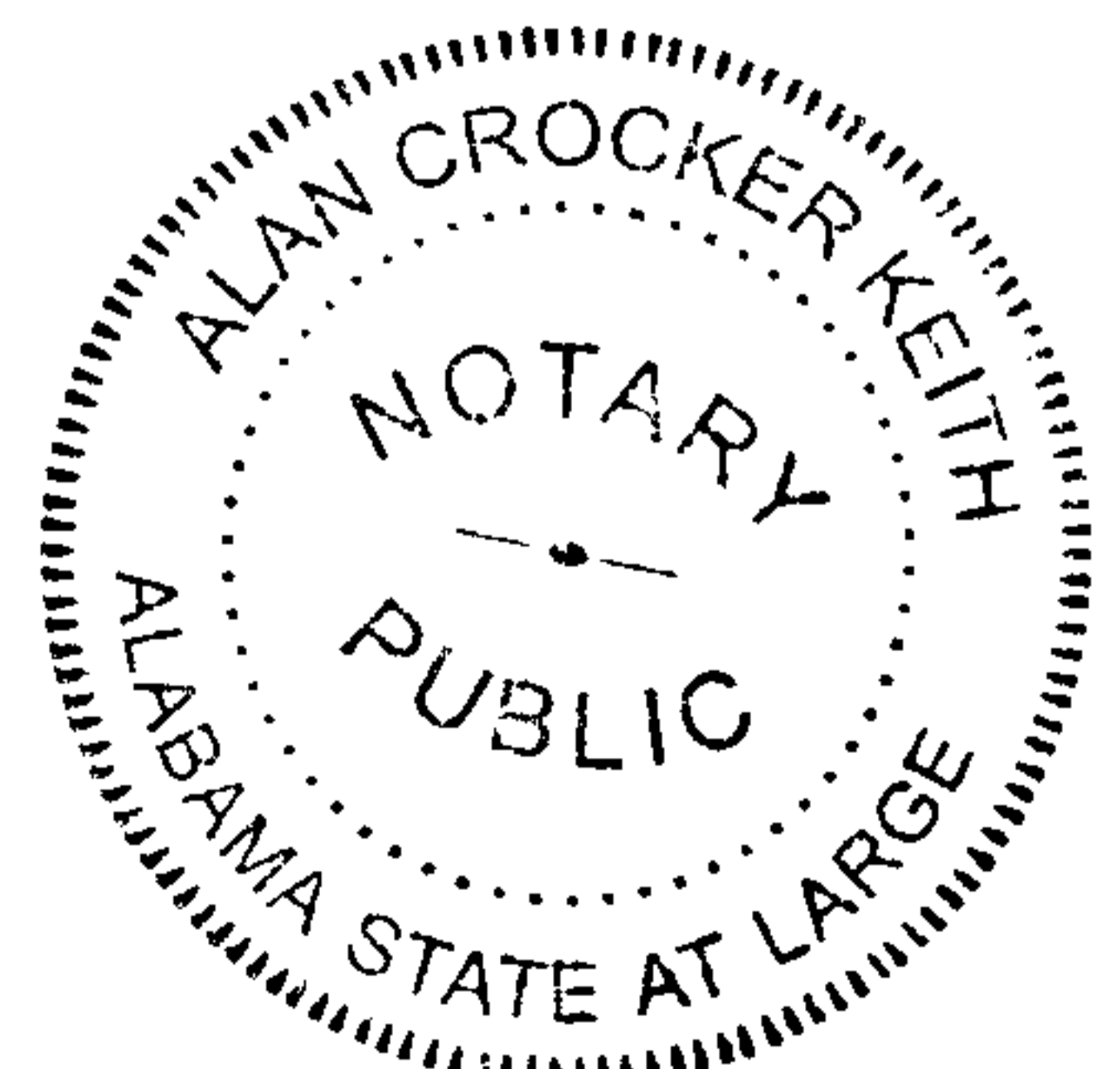
Given under my hand and official seal on June 12, 2013

[Signature]
NOTARY PUBLIC

My commission expires: 3/20/16



20130617000249460 1/2 \$17.00
Shelby Cnty Judge of Probate: AL
06/17/2013 03:37:14 PM FILED/CERT



Real Estate Sales Validation Form

This document must be filed in accordance with Code of Alabama, 1975, Section 40-22-1

Grantor's name: Jackie Kizziah, Billy Kizziah and Betty Pettit
Mailing address:

Grantee's name: Kingfisher Enterprises LLC

Mailing address: 270 Doug Baker Blvd, Ste 700-276, Bham, AL 35242

Property address:
105 Douglas Dr., Alabaster, AL 35007
Price \$53,000.00

Date of Sale: June 12, 2013

Total Purchase
or

Actual value \$
or
Assessors value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of sale
 Sales contract
 Closing statement

Appraisal
Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 40-22-1 (h).

I attest, to the best of my knowledge and belief, that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

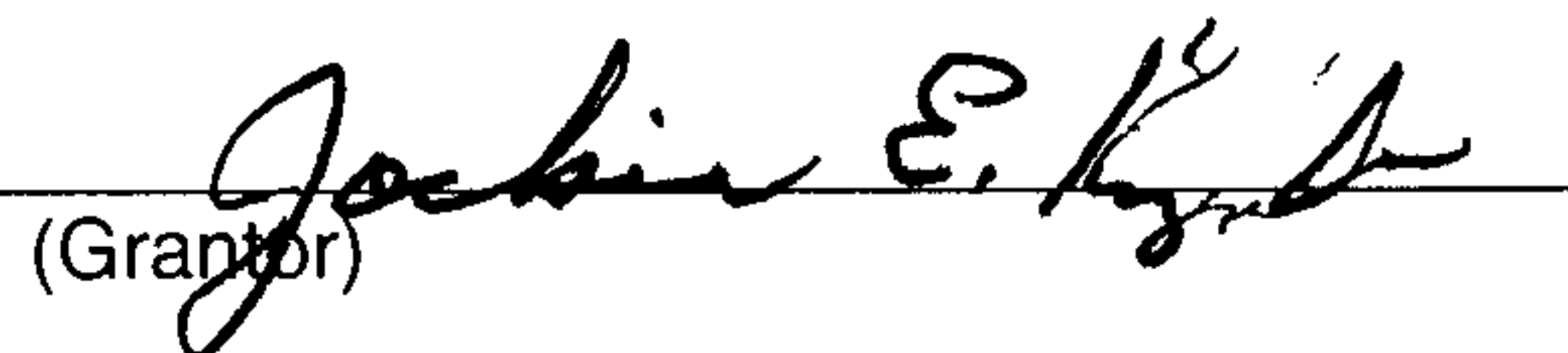
Date: June 12, 2013

Print name: Jackie E. Kizziah

Unattested _____


(Verified by)

Sign: _____


(Grantor)



20130617000249460 2/2 \$17.00
Shelby Cnty Judge of Probate, AL
06/17/2013 03:37:14 PM FILED/CERT